



# ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

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## ಭಾಗ ೪ಎ

ರಾಜ್ಯದ ವಿಧೇಯಕಗಳ ಮತ್ತು ಅವುಗಳ ಮೇಲೆ ಪರಿಶೀಲನಾ ಸಮಿತಿಯ ವರದಿಗಳು, ರಾಜ್ಯದ ಅಧಿನಿಯಮಗಳು ಮತ್ತು ಆಧ್ಯಾದೇಶಗಳು, ಕೇಂದ್ರದ ಮತ್ತು ರಾಜ್ಯದ ಶಾಸನಗಳ ಮೇರೆಗೆ ರಾಜ್ಯ ಸರ್ಕಾರವು ಹೊರಡಿಸಿದ ಸಾಮಾನ್ಯ ಶಾಸನಬದ್ಧ ನಿಯಮಗಳು ಮತ್ತು ರಾಜ್ಯಾಂಗದ ಮೇರೆಗೆ ರಾಜ್ಯಪಾಲರು ಮಾಡಿದ ನಿಯಮಗಳು ಹಾಗೂ ಕರ್ನಾಟಕ ಉಚ್ಚ ನ್ಯಾಯಾಲಯವು ಮಾಡಿದ ನಿಯಮಗಳು

## GOVERNMENT OF KARNATAKA

NO. CO/16/MRE/2024

Karnataka Government Secretariat

M.S. Building

Dr|| B.R. Ambedkar Veedhi,

Bengaluru, dated:30.05.2025

## NOTIFICATION

The draft of the following rules further to amend the Karnataka Agricultural Produce Marketing (Regulation of Allotment of Property in Market Yards) Rules, 2004 which the Government of Karnataka proposes to make in exercise of the powers conferred by section 146 of the Karnataka Agricultural Produce Marketing (Regulation and Development) Act, 1966 (Karnataka Act 27 of 1966) is hereby published as required by sub-section (1) of the said section for the information of all persons likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration after thirty days from the date of its publication in the official Gazette.

Any objection or suggestion which may be received by the State Government from any person in respect of the said draft before the expiry of the period specified above, will be considered by the State Government. The objections or suggestions may be addressed to the Principal Secretary to Government, Co-operation Department, M.S.Building, Bengaluru-560 001.

(೫೮೭೨)

**DRAFT RULES**

- 1. Title and Commencement.-**(1) These rules may be called the Karnataka Agricultural Produce Marketing (Regulation of Allotment of Property in Market Yards) (Amendment) Rules, 2025.

(1) They shall come into force from the date of their final publication in the official Gazette.

- 2. Amendment of Rule 2.-** In the Karnataka Agricultural Produce Marketing (Regulation of Allotment of Property in market yards) Rules, 2004 (hereinafter referred to as the said rules), in rule 2, after clause (3), the following shall be inserted, namely:-

“(3-A) “Building” means permanent structure with minimum 40% of the site area is to be constructed (excluding setback) as per approved plan”.

- 3. Substitution of Rule 5:-** For Rule 5 of the said rules, the following shall be substituted namely:-

“5. **Criteria for fixing the value of site** - For the purpose of determining the value of a site for allotment under Rule 3, the Director of Agricultural Marketing while approving the value under Rule 4, consider the highest value among the following, namely:-

- i. The current value for site;
- ii. The value determined under Rule 4; and
- iii. Seventy percent of the Guidance value determined under Section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act No.34 of 1957) and Rules made there under.”

- 4. Amendment of Rule 7:-** In Rule 7 of the said Rules,

(i) in sub-rule (1), after the words “or for setting up of petrol bunk or”, the words “electric charging stations or gas stations or” shall be inserted.

(ii) for sub-rule (4), the following shall be substituted, namely:-

“(4) Notwithstanding anything contained in these Rules, the market yards developed on a considerable investment by the Agricultural Produce Market Committee and for its effective utilization and stabilization of trade, seeking relaxation from these rules which is not prejudicial to its interest, it shall submit a proposal with justification to the Director of Agricultural Marketing. After examining the same, the Director shall send recommendation to the State Government and considering such proposal,

the State Government may pass appropriate orders as it deems fit in this regard.

**5. Amendment of Rule 8.-** In Rule 8 of the said Rules, after sub-rule (4) and entries relating there under, the following shall be inserted, namely :-

“(5) The licensed market functionary who is applying for allotment of site, shop, shop cum godown in the market yards, shall have carried the trade in the notified agricultural produce during the last three financial years. Such of the traders shall be considered for allotment.

(6) The licensed market functionaries who are applying for allotment of site, shop, shop cum godown has to indicate the preference for allotment by specifying the number of the site/shop/building notified under the notification of the market committee”.

**6. Insertion of New Rule 9-C:-** After Rule 9-B of the said rules, the following new rule shall be inserted, namely:-

**“9-C. Allotment of site or vacant space for setting up of electric charging stations and gas stations. -** (1) Notwithstanding anything contained in rule 3 but subject to the provisions of rules 4, 5 and sub rule (1) of rule 9, site or vacant space for setting up of electric charging stations and gas stations as the case may be in the market yard shall be allotted through public auction on lease-cum-sale basis to any agency or dealers who fulfill the criteria fixed by the government from time to time. The procedure specified in sub-rules(1) and (2) of rule 3 shall apply mutatis mutandis for such allotment.

(2) Any person or agency or dealer desirous of making an application under this rule shall make an application in Form-III along with an initial deposit which shall not be less than twenty five percent of the value of the site.

(3) The highest bidder shall remit twenty five percent of the bid amount quoted by him after deducting the initial deposit already made within one week from the date of auction failing which the initial deposit made by highest bidder shall be forfeited and the second highest bidder will be given a chance for payment of such amount. In case, the second highest bidder also fails to pay the amount, the market committee shall hold re-auction. While allotting site or vacant space for setting up of electric charging station, gas station the minimum site dimension shall be considered as per the guidelines specified by the government from time to time.

**7. Amendment of Rule 10.-** In the said Rules, In rule (10), in sub-rule (1),

(i) After the words “petrol bunk”, the words “electric charging stations and gas stations” shall be inserted.

(ii) For clause (i), the following proviso shall be inserted namely:-

“Provided that, in case, the amount is not paid within the stipulated period as above, the market committee shall cancel the allotment of site, godown or shop-cum-godown as the case may be and refund the amount of initial deposit after deducting 25% of such deposit.

(iii) In clause (iv), after the words “by the market committee” the words “by imposing 15% of sital value as fine” shall be inserted.

(iv) In sub-clause (vii), for the words “sale deed executed”, the words and letters “conditional sale deed executed in Form X”, shall be substituted.

**8. Amendment of Rule 12.-** In Rule 12 of the said Rules,

(i) in sub-rule (1), the words “or in part only” shall be omitted.

(ii) in sub-rule 2, in clause (i), for the word and figures “at 40%”, the words “at seventy percent” shall be substituted.

**9. Amendment of Rule 13:** In rule 13 of the said rules, after sub-rule (7),the following shall be inserted namely:-

“(7-A)Thereafter on the request of the allottees, the market committee may continue the allotment for every period of maximum of 55 months by obtaining approval for the same from the Director of Agricultural Marketing.

(7-B) The leave and license fee at 5% shall be increased on the existing fee collected and shall be renewed for every 11 months by increasing 5% leave and license fee by the market committee.

**10. Amendment of Rule 14:-**In rule 14 of the said rules, after sub-rule (6), the following shall be inserted namely:-

“(6-A) The market committee shall initiate the allotment process before six months of the completion of the allotment period. The existing allottees may also participate in the allotment process and if succeeds, they will be continued for a further period. If not, the allottershas to vacate the premises.”

**11. Amendment of Rule 16:-**In rule 16 of the said rules, in sub-rule (5), the words “or such officer as may be authorized by him” shall be omitted.

**12. Substitution of Rule 17:-** For rule 17 of the said rules, the following shall be substituted namely:-

“17. **Reservation of site etc.,** (1) Out of the sites, shops, shop-cum-godown or godowns to be allotted by the market committee, such number of reservation as may be specified by the State Government from time to time shall be reserved in each category for allotment in favour of persons belonging to the scheduled caste and scheduled tribes and five percent reservation for farmer-producer organizations (FPO).

(2) In case applications for allotment under the reserved category are not received, the market committee may notify for fresh allotment. If again no applications are received, then the market committee may notify all such sites, shops, shop-cum-godown, godown for allotment to the general category by following the due process of law.”

**13. Amendment of Rule 22:-**In rule 22 of the said rules, the words “sub divide any site or any building allotted or”, shall be omitted.

**14. Substitution of Rule 24:-**For rule 24 of the said rules, the following shall be substituted, namely:-

“24. **Allotment of sites, shops, godown, shop-cum-gdown.-**

(1) Notwithstanding anything contained in these rules, the Market Committee may allot shops, godown, shop cum godown on leave and license basis to a Co-operative Marketing Society and Farmer-Producer Organization which deals in notified agricultural produce and is also a licensee in the Market area. Rebate of 50% in the leave and license fee shall be considered.

(2) The sites may be allotted to State / Central Warehousing Corporation, or Co-operative Marketing Society or Farmer-Producer Organization or any service institution specified by the Government from time to time. Further, sites may be allotted for setting up of processing units, cold storages on lease cum sale basis by publishing in Kannada and English newspapers widely circulated in the market area.

Provided that, rebate of fifty percent of the site value fixed under Rule 5 shall be considered for the above category of allottees subject to such conditions as may be specified by the committee”.

**15. Substitution of Annexure.-** For annexure of the said rules, the following annexure shall be substituted, namely:-

**ANNEXURE**

**(See rule-6 & rule-12)**

Category	Market fee Collected (Rs. In lakhs)	Registration Fee (in Rs.)	Transfer Fee(in Rs.)
(1)	Below 10	100	5000
(2)	Above 10 but below 25	250	10000
(3)	Above 25 but below 50	500	15000
(4)	Above 50 but below 100	1000	20000
(5)	Above 100 but below 250	1500	25000
(6)	Above 250 but below 500	2000	30000
(7)	Above 500	2500	35000

**16. Amendment of Form III.-** In Form III, of the said rules,

- (i) In Serial Number (7), for the letters “KST/CST No”, the letters “GST No”, shall be substituted, and
- (ii) In Serial Number (10), after the words “if the applicant,” the words “or the firm in which he is a partner”, shall be inserted.

**17. Amendment of Form IX :-** In form IX, of the said rules, in between column (5) and (6), the following shall be inserted, namely:-

“

Applied for the site/shop/godown/shop cum godown number
(5A)

”

**18. Insertion of New Form X:-** After form IX of the said rules, the Following new form shall be inserted namely:-

**FORM X****See Rule 10(1)(vii)****CONDITIONAL SALE DEED TO BE EXECUTED BY THE AGRICULTURAL  
PRODUCE MARKET COMMITTEE**

This Deed of Sale is made and executed on the \_\_\_\_\_ day of \_\_\_\_\_ month \_\_\_\_\_ year at \_\_\_\_\_.

BY The Agricultural Produce Market Committee \_\_\_\_\_ a statutory body constituted under the provisions of Karnataka Agricultural Produce Marketing (Regulation and Development) Act, 1966, having its office at \_\_\_\_\_ market yard, \_\_\_\_\_ represented by its Secretary Sri. \_\_\_\_\_ and by its Chairman Sri. \_\_\_\_\_ herein after called the "VENDOR" which expression wherever it to required shall mean and include all its successors, executors, administrators and assigns etc., of ONE PART.

IN FAVOUR OF \_\_\_\_\_ here-in-after called the "VENDEE" which term shall mean and include their successors, administrators and assigns of the OTHER PART.

**WITNESSES:**

WHEREAS, the VENDOR allotted the site more fully described in the schedule hereunder in favour of \_\_\_\_\_ subject to the conditions as specified in the Agreement dt \_\_\_\_\_ and a sum of Rs. \_\_\_\_\_ has been paid to the VENDOR towards the value of the said site.

And Whereas now the VENDEE has fulfilled the terms and conditions laid down in the said agreement and by subsequent agreement, the VENDEE constructed the shop-cum-godown on the scheduled site for the purpose of their business as specified in the agreement.

By virtue of the said agreement the VENDEE herein is entitled to get Sale Deed from the VENDOR in respect of the scheduled site. Now the VENDEE have applied to the VENDOR to execute the sale deed.

**NOW THIS CONDITIONAL SALE DEED WITNESSESS AS FOLLOWS**

That in pursuance of the aforesaid agreement and in consideration of the said sum of Rs. \_\_\_\_\_ the VENDOR hereby grant the schedule site to the VENDEE, subject to the following conditions:-

- (1) The VENDEE shall not use the building for purposes other than the marketing in the notified agricultural produces notified in the market area of APMC,
- (2) That the VENDEE shall obtain necessary licenses from the Market Committee for each marketing year and carry on marketing in the notified agricultural

produces in the scheduled premises in accordance with the provisions of the Karnataka Agricultural Produce Marketing (Regulation and Development) Act, 1966 and Rules 1968 and the Bye-laws and the Standing Orders of the Market Committee.

(3) The VENDEE has no right either to alienate or lease or sub-lease the premises or transfer the property by change of name or partnership of the firm to any other person without the prior permission of the Market Committee.

(4) The VENDEE under exceptional circumstances for valid reasons, may transfer or sell the schedule property along with the building constructed thereon only to another licenses of the Market Committee after obtaining the prior permission from the Market Committee and the Director of Agricultural Marketing.

(5) The VENDEE shall pay to the Market Committee a prescribed fee along with the representation seeking for permission to transfer or to sell the site with building and materials if any put up thereon to any other licenses of the Market Committee as mentioned in the preceding clauses.

(6) That the VENDEE shall hereafter peacefully and quietly enjoy the property in actual Possession without any claim whatsoever from the VENDOR or any persons claiming through or under them subject to the conditions mentioned above.

(7) The VENDEE is conferred only limited rights to enjoy the schedule property as long As the VENDEE carries business in the marketing of the notified agricultural Produces after obtaining necessary licenses from the VENDOR and any rights Conferred on the VENDEE in respect of the site and the building shall come to an end as soon as he ceases to be as licensed market functionary and as soon as he ceases to carry on the marketing of notified agricultural produce subject to the provisions specified in the Bye-laws.

(8) That the VENDEE shall not cause alter or change the structure of the Shop-Cum-Godown without the prior permission of the Market Committee. The VENDEE may cause repairs of the structure in his cost only after the prior permission of the VENDOR.

(9) That the VENDEE shall pay the electrical charges, water charges, maintenance charges of infrastructure as may be determined by APMC and all other taxes in respect of the shop-cum-godown regularly.

(10) That the VENDEE shall not alienate or mortgage the property in any manner whatsoever without prior permission of VENDOR. However the VENDOR may for valid reasons may permit the VENDEE to mortgage the property to a bank or a financial institution on the personal risk of the VENDEE and such permission shall not be binding on the market committee in any manner.



(11) That the VENDEE shall not encumber the property in any manner whatsoever and if it is done, the same shall not be binding on the VENDOR in any manner and not withstanding anything contained in the above said clauses.

(12) The VENDEE shall be bounded by the provisions of the KAPM(R&D) Act, 1966 and the Rules 1968, the Bye-laws and standing orders made there under by the Market Committee as amended from time to time.

### **SCHEDULE**

The site bearing No. \_\_\_\_\_ measuring \_\_\_\_\_ bounded by the following boundaries.

East by :

West by :

North by :

South by :

In WITNESS WHEREOF THE PARTIES TO THIS SALE DEED HAVE SIGNED AND EXECUTED THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN. THIS AGREEMENT HAS BEEN ENTERED AS PER THE RESOLUTION

Dated: \_\_\_\_\_.

WITNESS:-

i.VENDOR

ii. VENDEE”

By order and in the name of  
Governor of Karnataka

**(G.N. Dhanalakshmi)**  
Under Secretary to Government-1  
Department of Cooperation.

**GOVERNMENT OF KARNATAKA**

NO: CO 145 EMD 2020/E.O

Karnataka Government Secretariat  
M.S. Building.  
Bangalore, date:16.06.2025.**Notification**

The draft of the following rules to further amend The Karnataka Agricultural Marketing Department Service (Cadre and Recruitment) Rules, 2012 which the Government of Karnataka proposes to make in exercise of the powers conferred by sub-section (1) of section 3 read with section 8 of the Karnataka State Civil Services Act, 1978 (Karnataka Act 14 of 1990), in Notification No. CO 145 EMD 2020, dated 20.01.2024 in part IV-A Karnataka Gazette date: 02<sup>nd</sup> February 2024 inviting objections and suggestions from all persons likely to be affected thereby within fifteen days from the date of publication in the Official Gazette.

And, where the said Gazette was made available to the public on 02<sup>nd</sup> February 2024

Where as, no objections and suggestions have been received in respect of said draft.

Now, therefore, in exercise of the powers conferred by sub-section (1) of section 3 read with section 8 of the Karnataka State Civil Services Act, 1978 (Karnataka Act 14 of 1990) the Government of Karnataka hereby makes the following rules namely;

**RULES**

**1. Title and Commencement.-** (1) These rules may be called The Karnataka Agricultural Marketing Department Service (Cadre and Recruitment) (Amendment) Rules, 2023.

(2) They shall come into force from the date of their final publication in the Official Gazette.

**2. Amendment to Schedule I.-** In the Karnataka Agricultural Marketing Department Service (Cadre and Recruitment) Rules, 2012 in the Schedule I.

(1) In the category of post of “Assistant Director of Agricultural Marketing, Head Quarters Gazetted Assistant to Director of Agricultural Marketing, Special Auditors, Secretary Grade-IV APMC, Assistant Secretary Grade-1 APMC, Assistant Director (Grading), Assistant Director (Development and Regulation)”, at Serial Number 5, in column No.(4), for item (b), the following shall be substituted, namely ;

“(b) Twenty five percent by direct recruitment of candidates with B.Sc., in Agricultural Marketing and Co-operation or B.Sc (Hons) Agricultural Marketing and Co-operation or B.Sc (Hons) Agricultural Business Management from Agricultural University recognized by Indian Council of Agricultural Research (ICAR) in accordance with the Karnataka Civil Services (Direct Recruitment) (General) Rules, 2021.”

(2) in the category of post of “Marketing Supervisor, Assistant Secretary Grade-IV APMC”, at Serial Number 16, in column No.(5), for the heading ‘For Direct Recruitment’, and entries relating thereunder the following shall be substituted, namely ;

“**For Direct Recruitment.**- Must be a holder of B.Sc., in Agricultural Marketing and Co-operation or B.Sc.,(Hons) Agricultural Marketing and Co-operation or B.Sc.,(Hons) Agricultural Business Management from Agricultural University recognized by Indian Council of Agricultural Research (ICAR).”

(3) in the category of post of “**Marketing Assistant**”, at Serial Number 20, in column No.(5), for the heading ‘**For Direct Recruitment**’, and entries relating there under the following shall be substituted, namely;

“**For Direct Recruitment.**- Must have passed P.U.C. Examination conducted by Pre-University Examination Board or Equivalent qualification.”

(4) in the category of post of “**Second Division Assistant**”, at Serial Number 22, in column No. (5), for the entries under the heading ‘For transfer or Promotion, for item No. (1), the following shall be substituted, namely :-

“(1) Must have passed P.U.C. Examination conducted by Pre-University Examination Board or Equivalent qualification.”

(5) in the category of post of “**Group D Service**”, at Serial Number 28, in column No. (5), for item No.(1), the following shall be substituted, namely:-

“(1) Must have passed SSLC examination conducted by Karnataka Secondary Examination Board or equivalent qualification.”

By Order and in the name of the  
Governor of Karnataka,

(G.N. Dhanalakshmi)  
Under Secretary to Government-1  
Co-operation Department

PR-416